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News

# *Pine Brook*

*Nestled by the scenic Conodoguinet Creek*

**PINE BROOK NEWS**  
**THE PINE BROOK CIVIC ASSOCIATION NEWSLETTER**  
December 2003

## **October Annual Meeting**

The Pine Brook Civic Association Annual meeting was held on October 7<sup>th</sup> and was attended by 44 residents – either in person or via proxy. The first items on the agenda were the reelection of David Fish as Secretary, the election of Ken Ulrich as Treasurer and the election of Chaz Lepley, Stephanie Lepley, Lee Morrison, Rich Muza, Denton Stoner, and Dick Ulp as board members.

Vice-president Wayne Kessler reviewed last year's budget and presented the 2004 budget for discussion. Even though the association had enormous expenses this year due to maintenance issues, the state of the PBCA is very good. We came in under budget for 2003 and we expect to do the same in

## **President's Corner:**

It seems impossible that 2003 is coming to an end. The time has flown by with such speed that I look back and say 'Where has the year gone?' It's only then, with the perspective of looking back that I am able to evaluate where we've been and the significant amount of things we've been able to accomplish. I can't possibly thank my fellow Officers and Board Members of the PBCA enough for their support and efforts on behalf of the PBCA. I also want to thank those neighbors who have shown their interest in, and support of the PBCA, by stepping up and paying their share in the form of the annual dues.

I cannot stress enough the importance of having a viable and ongoing PBCA. The importance in terms of increasing

2004.

Fred Briggs, PBCA President, discussed the need for the creation of a "Rainy Day" fund for the association to meet current and future needs of expected and unexpected costs of the PBCA. The board is hoping to avoid the past experience of having to go to members to request additional funds each time an emergency occurs. As a result of our current expenses, our projected expenses for 2004 and the need to fully fund the Rainy Day Fund, the board voted to keep the PBCA dues at the current \$50 per year level. This will allow the association to maintain all current properties and begin to improve those things the residents deem necessary in the future. The lessons of the past years show just how important a vital civic association is to the well-being of our neighborhood.



### Calendar

**December 8**, Monday, 7:30 pm PBCA Board meeting @ 539 Lamp Post Ln.

**December 23 rd** , Tuesday, 7:00 pm Christmas Caroling at the Pavilion. Open to all residents of Pine Brook. Enjoy singing songs and drinking hot cocoa. FREE!!

**January 19 th** , Tuesday, 7:30 pm PBCA Board meeting @ 539 Lamp Post Ln.

property values and community desirability is undeniable. The added value of our parks and other community properties, and their ongoing maintenance and upkeep, makes Pine Brook one of the most desirable locations in Hampden Township . Based on statistical information that I've looked at, in the last six years we've had a steady appreciation rate for our homes while at the same time the average number of days a house is on the market before selling has been cut in half. Other local subdivisions have not been so fortunate. If nothing else, it tells us that we live in one of the most prestigious and sought after subdivisions in our area. No small part of that is the way it looks and presents itself to homebuyers. A first impression is usually lasting, and our parks, playgrounds and neighborhood pride of ownership make it a good one.

I think it's important to review the things that the PBCA was involved in during the last year so that our residents are aware of our efforts and how their dues are used to better our neighborhood. **On page 3** , you will find a list of what the PBCA has accomplished this year and projects we hope to do next year.

I am very proud of the things we've accomplished and the credit goes to all of you wonderful supporters of PBCA. I remain hopeful that next year we'll be able to move closer to 100% participation in PBCA. We continue to meet and we invite all of you to attend any of our meetings and contribute your thoughts and ideas. For the first time in a long while we have all of the Offices filled and a full Board, but

## BOARD OF DIRECTORS

|                 |               |          |
|-----------------|---------------|----------|
| President       | Fred Briggs   | 737-0782 |
| Vice-president  | Wayne Kessler | 731-8829 |
| Secretary       | David Fish    | 737-6635 |
| Treasurer       | Ken Ulrich    | 730-9929 |
| Grounds manager | Chaz Lepley   | 975-0542 |
| Past President  | Geoff Moomaw  | 761-5054 |

## BOARD MEMBERS

|                  |          |
|------------------|----------|
| Lee Morrison     | 761-9090 |
| Stephanie Lepley | 975-0542 |
| Rich Muza        | 761-6669 |
| Dick Ulp         | 737-6511 |
| Denton Stoner    | 975-9050 |

## Web Site

<http://www.pinebrookcivicassociation.org>

## New PBCA Web Site

We've moved to a permanent address now with [www.pinebrookcivicassociation.org](http://www.pinebrookcivicassociation.org). By doing so, we can move our site to any appropriate server company in the future if we need to, and by having our own domain we can now create e-mail addresses for officers by officer title using the pinebrookcivicassociation.org domain, rather than providing private email addresses that may change as people move from different ISPs. Other than the web address, you may not notice any changes in the Association's web site at this point, but the domain

anyone who is a Member in good standing is welcome to bring their expertise and talent to our meetings. Let me wish all of you a wonderful Holiday Season and I hope to see many of you at the singing of Holiday Carols at the Pavilion at 7:00PM , Tuesday, Dec 23 rd .

Warm Regards,

Fred Briggs

President, PBCA

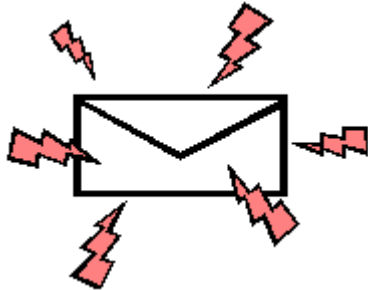
## Special Thanks

On Saturday, November 8, Ken Ulrich and his Dad raked the leaves in their yard. Then they went to Pavilion Park and raked the leaves from around the shelter. After that, they went to the Front Park and raked the leaves there. Later that afternoon, they raked some more leaves from Pavilion Park . They both said they hope they don't have to see any more leaves for some time. Here is a great big THANK YOU for their work.

Another THANK YOU to Katie Gleeson and David Fish for painting some of the playground equipment at Hidden Park . They got the painting done on that last 70 degree day in November. When you get a chance, take a look because the Arch Climbers and Jungle Gym look brand new! The swing set is next.....but that will have to wait until spring. Volunteers will be welcome!

And another THANK YOU goes to Sharon Oakman who took over as treasurer at a time when it appeared that the association might disband. Under her term, the participation in the

registration allows us more flexibility in how we use the site in the future.



### **SUBMIT YOUR NEWS-BITS**

Do you have news or birth announcements to make in the neighborhood? Or do you have a unique service you would like other neighbors to know about? To be included in the Pine Brook News, submit to:

Dave Fish, 405 Lamp Post Lane , Camp Hill, PA 17011

E-mail: (for now)  
[PBCAmail@yahoo.com](mailto:PBCAmail@yahoo.com)

Or join the Pine Brook discussion group on the web site:  
<http://www.pinebrookcivicassociation.org>

### **BITS AND PIECES**

#### **Snow shoveling**

Tyler Smith is available for snow shoveling. Give him a call at 761-3510.

#### **Need help with snow removal?**

Contact Mike & Chris Seaman. Their phone number is 761-2682. In addition to snow shoveling this winter, they can provide lawn mow-ing and light yard work next summer.

PBCA climbed to 62%.

### **PBCA 2003 Accomplishments**

Here is a list of the various projects the Civic Association has been involved with in the past year:

- Repaired sidewalks
- Obtained Liability Insurance to cover all PBCA properties
- Obtained E & O Insurance for Officers and Board Members of PBCA
- Repaired/replaced lights on front entrance sign
- Obtained State Grant to offset some of the deferred maintenance costs
- Wrote new bylaws which were approved by the membership of the PBCA
- Established a "Block Captain Program" to distribute information
- Interfaced with Hampden Township Officials on pertinent issues
- Delivered numerous "Welcome Baskets" to new neighbors
- Replaced Pavilion roof
- Painted Pavilion Park backstop and some Hidden Park equipment
- Replaced Pavilion door
- Organized a Summer Picnic (It actually earned money)
- Established a "Rainy Day Fund" for emergency repairs
- Approved the purchase of a used play set for the Hidden Park
- Mowed grass, trimmed greenery and removed snow on all PBCA Properties

**Need a baby-sitter?**

Laura Abernethy, 8th grade honor roll student, has Girl Scout babysitting accreditation and references. To reach Laura call 612-9368.

**Baby-sitter/Dog Watching**

Do you need a fun, reliable baby-sitter or dog walker/watcher? Call Taryn McMullen (15 y.o.). She can be reached at 737-8027.

**Baby-sitter**

Emily Martinelli baby-sits. She has all her certifications and is a freshman at Trinity High School. If interested call her at 730-6029.

**Baby-sitter**

Tanya Ferguson is a freshman at Cumberland Valley High School and is available for baby-sitting for any time. Her number is 761-6903.

**Baby/Pet-Sitting**

If you are looking for someone to baby-sit or pet-sit, please feel free to contact Brittany Hine. (761-0447) or Kaitlyn John (761-5329)

**Block Captains Needed**

We need three new Block Captains to help de-liver newsletters. You would have 20 or so houses in your group. This once-a-month activity takes 30 minutes if you take your time - longer if you stop, chat and meet your neighbors. Please call David Fish at 737-6635 to volunteer. Show your civic pride and have fun at the same time.

(Right now you're saying, "I don't have the time." But, I'm a Block Captain, and I can tell you for a fact that it really does only take 30 minutes once a month and is fun. Please help.)

- Held elections and installed Officers and Board Members for 2004
- Established/approved a PBCA Budget for 2004
- Printing and Distribution of the "Pine Brook Directory"

These are just some of the issues worked on. There were many other subjects raised, and debated. We are still looking at issues and potential projects for the future, some of which are:

- Flag Pole for front entrance
- Replace front entrance gas lamps with electric lights.
- Pine Brook sign at the North entrance to our subdivision
- Holiday decorations at the entrance
- Pine Brook signs on the fence area at the Pavilion Park
- Conduct a Mid-Winter neighborhood party for 2005 and beyond
- Beautification/landscaping projects for the three PBCA owned properties.

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# *Pine Brook*

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**PINE BROOK NEWS**  
**THE PINE BROOK CIVIC ASSOCIATION NEWSLETTER**  
**September 2003**

[Click Here for Summer Vandalism Report](#)

## **Perfect Summer Picnic**

The Pine Brook Civic Association Picnic on Satur-day, July 12th was a great success. 143 people attended. Even though the admission prices were lowered this year, we earned a profit of \$189!! This money will be used to create a "Summer Picnic Fund" to make next year's picnic bigger and better. Thanks to everyone who attended, plus a special thank you to all the volunteers who helped decorate, cook, set up and clean.

The Pine Brook Civic Association also greatly appreciates all the businesses and individuals who donated prizes! Special thanks go to Applebees for donating the fantastic hamburgers, hotdogs and buns. Also thanks to

## **President's Corner:**

We have great news! We were able to obtain a Grant from the State, thanks to some help from our neighbor Carolyn Schmick, who fostered the idea and Representative Pat Vance who worked extremely hard to make it happen. This will help with recovering some of the more than \$8,000 in deferred maintenance we've experienced in the last year. The \$5,000 Grant is from a State fund to help situations like ours. It is a one time grant and does not have to be paid back.

The wonderful thing about the grant is that it will allow us to finally establish a Capital Improvement Fund which should prevent us from facing a future financial crisis similar to the one we





Members 1st for providing the popcorn machine and the football game. And let's not forget the

Hampden Fire Department for bringing the fire engine that was a huge hit with the kids.

### **October PBCA General Meeting**

The yearly Pine Brook General Meeting will be held on Tuesday, October 9th at 7 pm at Pavilion Park. Please plan on attending this meeting for some very important neighborhood business. The main items on the agenda will be the election of the Secretary and Treasurer. We will also need to elect two new board members. The 2004 budget will be presented by the Board for approval by the residents. Here is your chance to have your voice heard on the future direction of the neighborhood.

### **Calendar**

September 9th, Tuesday, 7:30 pm  
PBCA Board meeting @ 539 Lamp Post Ln. As always, any resident of Pine Brook is welcome to attend.  
October 7th, Tuesday, Pine Brook General Meeting. Pavilion Park 7 pm.  
*(If it rains, the location will be Prudential Thompson Wood Real Estate Co., 3815 Market St.)*

### **BOARD OF DIRECTORS**

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| Secretary      | David Fish    | 737-6635 |

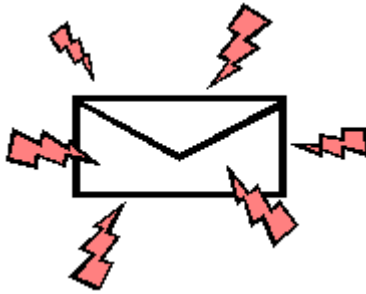
faced last fall regarding the sidewalks. This will be a reserve that should keep us solvent for the foreseeable future and allow us to keep the dues at the present amount of \$50.00 per household for an extended period of time.

When we submitted our request, we were a little skeptical that it had a chance to succeed, but we took the "Nothing Ventured, Nothing Gained" approach and it worked out. Those of us serving as Officers and Board Members are still working hard to contain costs and making sure any expenditure is being done after serious considerations. The ability to have the PBCA do its job without having to keep soliciting our members each time a new problem arises and being able to live within our dues structure is a blessing. Thanks again to those of you who were generous enough to pay your dues and support our neighborhood. Your participation will be noted in the upcoming Pine Brook Directory.

It is now time to go through the "Election Process" again. I hope that each of you give consideration to serving on the Board or as an Officer, it's very rewarding and interesting. If you would like to serve, please submit your name to one of our Election Committee members.

We will elect a Treasurer, a Secretary and Board Members at the election in October. Remember to attend and cast your vote. Also, keep in mind that according to the Bylaws, if you are not a full dues paying member of PBCA, you may not cast a vote. You are welcome to attend the meeting and quietly observe the proceedings or pay your dues and then participate.





|                 |              |          |
|-----------------|--------------|----------|
| Treasurer       | Ken Ulrich   | 730-9929 |
| Grounds manager | Chaz Lepley  | 975-0542 |
| Past President  | Geoff Moomaw | 761-5054 |

### **BOARD MEMBERS**

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| Lee Morrison     | 761-9090 |
| Stephanie Lepley | 975-0542 |
| Dick Ulp         | 737-6511 |
| Ken Ulrich       | 730-9929 |

Web Site -

<http://www.penncen.com/pinebrook/>

### **Election Committee**

The bylaws call for the creation of an Election Committee to nominate residents for election as PBCA Officers. This year we will be electing a secretary, treasurer and two board members. To have your name placed on the ballot, please contact any of the following people:

Dick Ulp, 737-6511,  
Lee Morrison, 761-9090  
Renee Kessler, 731-8829  
Denton Stoner, 975-9050

### **SUBMIT YOUR NEWS-BITS**

Do you have news or birth

Once again I want to invite anyone who would like to attend, to come to our regular meetings. They are held monthly and are always open. We are trying to do your neighborhood business and all input is welcome. We have great discussions about where we want to go and how to get there.

I look forward to seeing many of you at our October 7th General Meeting and hope that you will help us elect our new Officers and Board Members.

Warm Regards,  
Fred Briggs  
President, PBCA  
737-0782

### **New Neighbors In Pine Brook**

Stephanie Lepley, head of the Welcoming Committee, is pleased to announce that our neighborhood now has 15 new families. They are:

308 Candelight Dr.  
3805 Candelight Dr.  
3807 Candelight Dr.  
3809 Candelight Dr.  
305 Fireside Dr.  
409 Lamp Post Lane  
421 Lamp Post Lane  
523 Lamp Post Lane  
436 Orrs Bridge Rd.  
534 Orrs Bridge Rd.  
401 Spring House Rd.  
410 Spring House Rd.  
432 Spring House Rd.  
433 Spring House Rd.  
529 Spring House Rd.

If you live near one of these homes, please introduce yourself and make these folks feel welcome.

announcements to make in the neighborhood? Or do you have a unique service you would like other neighbors to know about? To be included in the Pine Brook News, submit to:

Dave Fish, 405 Lamp Post Lane, Camp Hill, PA 17011

E-mail: [PBCAmail@yahoo.com](mailto:PBCAmail@yahoo.com)

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### **BITS AND PIECES**

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Tyler Smith is available for mowing your lawn. Give him a call at 761-3510.

#### **Need help with your lawn or garden?**

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If you are looking for someone to baby sit or pet sit, please feel free to contact Brittany Hine. 761-0447) or Kaitlyn John (761-5329)

#### **Need a Babysitter??**

Alysha Sherood is available for babysitting. She can stay out until 11:30 on school nights and midnight on weekends. In the summer any night until 12:00. She charges \$2.50 an hour per child (older kids \$4.50). For more information, give her a call at 761-8152

#### **Newest Resident of Pine Brook**

Jason and Shelly Thelen of Oxbow Rd. have a new baby! Isabella Madison, born on Aug. 26. 5lbs 15oz. 17 ¾ inches long. Even though she came into the world 4 weeks early (and before the baby shower) she left the hospital after two days and is doing well.

#### **50th Wedding Anniversary**

PBCA President Fred Briggs would like to take a personal opportunity to offer his congratulations to the Rustici's, his friends at 503 Springhouse Road, who have recently celebrated their 50th Wedding Anniversary.

### **New Playground Equipment**

In the August Board meeting, an opportunity was presented that the PBCA board felt was too good to pass up. One thing that has been missing from Hid-den Park has been equipment for the younger children to play on. In the recent neighborhood survey, 55% of the respondents requested something be added for kids ages 2-6. This topic has also come up at various Board meetings. Given the number of families with small children that attended the Summer Picnic, the Board decided to take advantage of an offer to buy a commercial-grade quality Little Tykes play set: the PlayCenter 5. This unit, with three slides and multiple levels, normally sells for over \$3,500. Pine Brook is being offered a used set - in very good condition - for \$800. That works out to \$1.92 per household!! The Board voted to purchase the unit - pending the approval of the 2004 budget. The play set will be listed under Capital Improvements. If you would like to see this item approved, please attend the October General Meeting or fill out and return your Proxy Form included with this newsletter.

### **Barking Dogs Code Info**

*(By John E. Bradley, Jr., Township Manager)*

During working hours, the Hampden Twp. Codes Department (761-0119) handles the animal noise complaints. After working hours, should the noise be sufficient enough to warrant, the Police will handle the situation. (761-2609)

We usually start out with a letter to the

**PBCA Donation:**

Because the Summer Picnic was such a huge success and made a profit, the Board voted to make a donation to the Hampden Fire Department in the amount of \$50. This is a partial thank you for all the hard work and personal sacrifice these volunteers do. Also, we wanted to thank them for bringing a really cool fire truck to the picnic. The kids loved it.

*(FYI: The actual profit of the picnic - less expenses - was \$239. After this donation, we still made \$189)*

alleged animal owner(s), followed (if the noise continues) with a second letter preparing them for stronger enforcement action, and then a third which actually cites the individual (s). We have never gotten to the third stage since animal owners eventually always have cooperated.

Township ordinance prohibits animal noise for a continuous period of ten minutes or intermittent noise for a period of thirty minutes. If you can supply the address of a specific offender, the Township will write them an informative letter.

**SPECIAL NOTE:** If you have e-mailed, called or suggested something to be included in the Pine Brook News and I have not had enough room, forgotten, misplaced or lost it..... please forgive me and contact David Fish (737-6635) again and I'll try to get it in the next issue.

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# *Pine Brook*

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**PINE BROOK NEWS**  
**THE PINE BROOK CIVIC ASSOCIATION NEWSLETTER**  
**June 2003**

## **Summer Picnic**

Join your friends and neighbors for a day of fun, food and silly games at the annual Pine Brook Community Picnic, Saturday, July 12th at Pavilion Park. The fun begins at 3:00pm and dinner will be served beginning at 5:00pm. The Pine Brook Civic Association will provide hamburgers, hot dogs, fixings, and sodas. Side dishes and dessert will be pot luck. (So break out your cookbooks and find that great recipe to 'wow' the neighbors with) The ticket prices have been lowered from last year. (\$3.50 per person or \$10 per family.) See the attached flier for full details. As always, we'll have kid's games, adult volleyball, a 50/50 raffle and more. This is a great event, lots of fun and a chance to meet your neighbors. Mark it on the calendar and we hope to see you there.

## **President's Corner:**

By the time you read this the 2003 formal dues solicitation process will have closed. We have tried to be proactive and our work has paid off. Participation is up this year, THANK YOU. We've already repaired the Front Park sidewalks, although we may need to do some more work on the spaces between the blocks. We've put a new roof on the pavilion and we're talking to the company who will do the backstop. We're particularly pleased with those neighbors who have stepped up to the plate and paid their dues and we'll be contacting, through the Block Captains, those who have apparently forgotten.

We, on the PBCA Board, are all volunteers and we are trying to do those things that will maintain and improve our neighborhood. I would



### More Repairs

The repairs of PBCA properties continue. The sidewalk by the Front Park has been leveled.

Also, the roof on the pavilion at Pavilion Park has been replaced. The portion of the roof over the storage shed had been leaking for some time and needed to be replaced. Since the shingles were the original ones from when the structure was built, the board decided that it would be better to replace all of them now rather than fixing the roof piecemeal. The bottom line is that the roof is looking great and ready for another 30 years.

### Calendar

June 24th, Tuesday, 7:30 PM PBCA Board meeting @ 539 Lamp Post Ln. As always, any resident of Pine Brook is welcome to attend.

July 12th, Saturday, Pine Brook Summer Picnic. Rain date is Sunday, July 13th. Pavilion Park 3 - 10 pm.

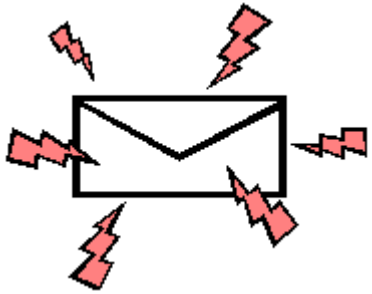
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encourage you to share your ideas and to come to our meetings and participate in our discussions. All feedback is appreciated, and participation is appreciated even more.

Let me say a word about some of the feedback we've gotten from people who have either declined to pay or would only agree to pay a portion of the dues. We have heard comments such as "I'm not paying for parks since I don't use them" or "it's not fair that I have to pay more when there are people not paying." It's time to respond to those comments. The park care must be paid for by the Association. If we don't do so, the parks become a negative for the neighborhood, rather than a positive - unkempt, a liability risk, and a bad impression for the neighborhood as a whole (which will show up in terms of resale value of the homes). We are trying to build a fund that will pay for maintenance, and have a reserve which will allow us to avoid a crisis similar to the one we experienced last fall over the sidewalks and our insurance. Those who have paid their dues recognize their responsibility - and their benefit - and are helping financially, and we, as neighbors and as the PBCA, greatly appreciate it.

Which brings me to the next comment, we recognize that there are legitimate financial constraints for some residents and we respect that. We also recognize that some residents refuse to join the PBCA, and the only thing we can do about that is to continue explaining what the PBCA is doing, and why we're doing these things. It is incredibly unlikely that we'll ever get 100% dues participation in the PBCA. If the people who built our development had made



## BOARD MEMBERS

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### Welcome Baskets

Stephanie Lepley, 309 Lamp Post, is in charge of the "Welcoming Committee" and is looking for volunteers to help her. She creates "Welcome Baskets" that include some gifts and information about the neighborhood. If you have a business or service and would like to have a sample, coupon or brochure included in the baskets that Stephanie hands out to new homeowners, please give her a call at 975-0542. (Call the same number is you'd like to help on the committee.)

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Dave Fish, 405 Lamp Post Lane, Camp

participation mandatory, with a lienable fee, costs would be distributed among all residents. It wasn't set up that way. Participation is optional, and we must work each year to raise enough in dues to responsibly manage the properties and pay the other costs of the PBCA.

And we do continue the work. We provide open meetings, we provide information through email and the web site. The Block Captains spend considerable time walking the neighborhood to provide residents information and to hear what they have to say. This will continue, and we appreciate and welcome anyone else who helps in that effort. We have a great neighborhood, made up of great neighbors. Hopefully, the Association does and will continue to reflect that. To those of you that participate in dues and action, our deep thanks. And for those of you on the sidelines...we hope you choose to help your neighborhood association in the future.

In other news, we had a very informative meeting on 13 May and we owe a special thanks to Don McCallin for giving us a detailed update on what the Hampden Township Commissioners are doing.

We are planning a wonderful opportunity for you to meet your neighbors and see old friends with the July 12th picnic. I urge all of you to come out and join in. It should be great fun and I'll see you there.

Warm Regards,  
Fred Briggs  
President, PBCA  
737-0782



Hill, PA 17011

E-mail: [PBCAmail@yahoo.com](mailto:PBCAmail@yahoo.com)

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### **Neighborhood Playgroup**

Moms or dads of young children (ages 0-6) interested in getting together for a neighborhood playgroup, please contact Helene Briggs (501 Spring House) at 303-0570.

### **Foreign Exchange Student Hosts**

The Mechanicsburg North Rotary is sponsoring a 17 year old boy from Argentina during the 2003/2004 school year. Juan Pablo Albani will be arriving late August.

We are looking for three families to host Juan Pablo during the school year (3-4 months each). If you are interested in learning more on how to be a host parent, please contact, Pinebrook resident, Mary Reinhard at 763-4255 or email at: [mabr@att.net](mailto:mabr@att.net).

### **FOUND:**

A camera was found in Pine Brook. It is in a black Radio Shack carrying case. It was found on the corner of Spring House and Lantern. If

## **From the last Board Meeting**

Here are some highlights from the May 13th Board meeting. Guy Brunt gets a thank you for supplying a wood chipper used in cleaning up the Front Park. Thanks also go to Julie Arentz for donating a picnic table for the Front Park.

As of June 1st, we have 240 residents that have paid their dues or made a contribution to the PBCA. That's 57%.

The Post Office sent a bill for \$150 to renew our Bulk Rate permit. The Board decided to not renew this annual expense since we now have the Block Captains to deliver the newsletters. Otherwise, it would take 2½ mailings just to break even.

Many more issues were discussed and voted on. To read the full minutes of the meeting, go to the PBCA web site at: <http://www.pennncen.com/pinebrook/>

## **Ad Space Available In Directory**

If you or your company is interested in advertising in the upcoming PBCA directory, please contact Wayne Kessler at 731-8829. The costs will be \$100 for a full page, \$50 for half page and \$25 for quarter page. The directory will be out in October.

## **Reminders**

Speeding on Lamp Post Lane and Orrs Bridge Road is always an issue. Please obey posted speed limits. This is necessary for the safety of all residents, but especially the younger ones.

Your lawn is your responsibility.



you have lost one, contact the Hampden Township Municipal Building and ask for Officer Sollenberger.

Upkeep is essential. Township ordinance states grass should be no higher than 6 inches at anytime. Also trees must be pruned to 8 feet above the sidewalk and 12 feet above the road. (If you don't do it, the Township may send one of their crews to trim your trees and you will be billed)

Don't forget that the sidewalks in front of your house are, unfortunately, also your responsibility. If the tree roots are pushing the concrete up, you need to get them fixed. The lawsuit you save may be your own.

**SPECIAL NOTE:** If you have e-mailed, called or suggested something to be included in the Pine Brook News and I have not had enough room, forgotten, misplaced or lost it..... please forgive me and contact David Fish (737-6635) again and I'll try to get it in the next issue.

## Newsletter Archive

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Discussion Group  
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# *Pine Brook*

*Nestled by the scenic Conodoguinet Creek*

**PINE BROOK NEWS**  
**THE PINE BROOK CIVIC ASSOCIATION NEWSLETTER**  
**April 2003**

[Download the PBCA Survey](#). For printing purposes only.

## **Dues Solicitation**

The response to the annual membership dues solicitation has been great and the funding for the civic association has gotten off to a flying start. So far, 114 members have paid their membership dues BEFORE the due date of April 1.

This is very much appreciated! However, we're still only a little over halfway to our budget goal. If you haven't sent your dues in, please do so. Your \$50 membership is important in our efforts to maintain the three PBCA properties.

Please send your dues to Sharon Oakman,  
432 Springhouse Road., Camp Hill, PA  
17011

Your money goes only for the maintenance

## **Camp Hill or Hampden?**

For some reason, Information (4-1-1) and the phone book are listing some of the homes in Pine Brook as being in the town of "Hampden" while the rest are listed as "Camp Hill." This is worth noting because if someone is looking for your phone number and tells the Operator you live in Camp Hill, your number may not come up if you have been switched to "Hampden." The same thing applies to Internet phone directories. No word on why this change has occurred.



and repair of the three properties owned by Pine Brook. Other events, such as the Summer Picnic are funded by fees charged the participants.

### **Front Entrance Repairs**

A great big thank you for Chaz Lepley, (309 Lamp Post) our Grounds Manager and electrician extraordinaire. In case you didn't notice, Chaz has completely replaced the fixtures for all three lights on the Pine Brook sign at the front entrance. Now if the snowplows would stop destroying them....

### **Calendar**

April 15th, Tuesday, 7:30 PM PBCA Board meeting @ 539 Lamp Post Ln. As always, any resident of Pine Brook is welcome to attend.

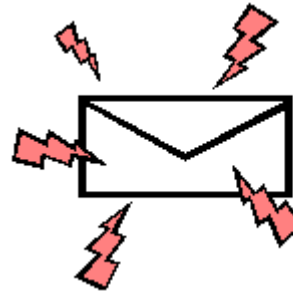
May 2nd, Friday, and May 3rd, Saturday, Pine Brook Neighborhood Yard Sale. Start when you'd like and finish when you'd like. Sell on one day or both.

May 4th, Sunday, Pine Brook Golf Tournament, Armitage Golf Course. [See attached flyer for details.](#)

### **President's Corner:**

It's great to let you know that the dues collection process is going really well and many of our neighbors are stepping up and taking responsibility for their portion of the cost to maintain and beautify our great neighborhood. We hope that those of you who have not yet sent in your dues will do so in the near future or be prepared to do so when your "Block Captain" visits you.

We're starting the process of correcting the



### **SUBMIT YOUR NEWS-BITS**

Do you have

news or birth announcements to make in the neighborhood? Or do you have a unique service you would like other neighbors to know about? To be included in the Pine Brook News, submit to:

Dave Fish, 405 Lamp Post Lane, Camp Hill, PA 17011

E-mail: [PBCAmail@yahoo.com](mailto:PBCAmail@yahoo.com)

Or join the Pine Brook discussion group on the web site:

<http://www.pennccn.com/pinebrook/>

### **Pine Brook Neighborhood Yard Sale**

It's time again for the annual extravaganza that is the Pine Brook Neighborhood Yard Sale. This takes place each year prior to the Hampden Township Spring Clean-up week.

If you'd like to try and sell your "treasures" before you throw them away, then mark your calendar for Friday, May 2nd and Saturday, May 3rd.

This sale always attracts hundreds of buyers....both professional dealers and the average browsers looking for bargains. More buyers mean more sales. More sales equals more money. Don't you

deferred maintenance, making sure we are insured and trying to fix the sidewalks that remain in need of repair. We are also working out how best to replace the old gas lights by the front entrance.

We are now in the process of determining a schedule to have the pavilion roof repaired, get the backstop and playground equipment painted and the other remaining items identified and addressed. Our goal is to keep our neighborhood one of the most desirable in the area and to continue the steady upward climb in value for our properties.

I hope all of you are as excited about the change in weather as I am. Winter needed to be over. I'm also grateful for the return to normal of the water table and I hope you will all join me in enjoying Spring with its beauty and warmth.

Let me also remind you that all meetings of the PBCA are open to any member and you are all encouraged to join us at any time to give us the benefit of your input.

Warm Regards,  
Fred Briggs  
President, PBCA  
737-0782

#### **BOARD OF DIRECTORS**

|                |               |          |
|----------------|---------------|----------|
| President      | Fred Briggs   | 737-0782 |
| Vice-president | Wayne Kessler | 731-8829 |
| Secretary      | David Fish    | 737-6635 |
| Treasurer      | Sharon Oakman | 761-0335 |

want to be involved in this? All you have to do is set up a table and SELL, SELL, SELL. The Pine Brook Civic Association will take care of the advertising.

If you are planning on selling stuff this year, please let David Fish know by April 28th. If we get enough interest (and some volunteers) we might be able to put together a map of those folks having yard sales that we can hand out to buyers as they drive in.

E-mail [PBCAmail@yahoo.com](mailto:PBCAmail@yahoo.com) or call 737-6635.

#### **Pet Peeves**

Some residents would like to remind everyone that the Township does have "pooper-scooper" laws and you must clean up after your pets. This includes the common areas of the neighborhood such as Hidden Park and Pavilion Park. The penalty for not picking up after your dog is a fine of no more than \$600 and/or jail time of no more than 30 days.

#### **E-Mail addresses Needed**

In an effort to reduce costs, the Board is considering sending out the PBCA Newsletter via e-mail. This will save on printing and mailing costs.

To sign up, e-mail your Name, Street Address, and E-mail Address to Wayne Kessler at: [wayne@pennccn.com](mailto:wayne@pennccn.com)

Please remember to read Wayne's

|                 |              |          |
|-----------------|--------------|----------|
| Grounds manager | Chaz Lepley  | 975-0542 |
| Past President  | Geoff Moomaw | 761-5054 |

## BOARD MEMBERS

|                  |                                                                                   |
|------------------|-----------------------------------------------------------------------------------|
| Lee Morrison     | 761-9090                                                                          |
| Stephanie Lepley | 975-0542                                                                          |
| Lee Oakman       | 761-0335                                                                          |
| Dick Ulp         | 737-6511                                                                          |
| Kristen Rhen     | 737-2182                                                                          |
| Web Site         | <a href="http://www.penncen.com/pinebrook/">http://www.penncen.com/pinebrook/</a> |

reply e-mail when it arrives and if your e-mail address changes, notify [wayne@penncen.com](mailto:wayne@penncen.com) right away.

Please help out by signing up for this service. It will help keep costs down.

NOTE: Needless to say, your e-mail address will only be used for PBCA business. We hate SPAM as much as you do. No personal information will ever be sold or distributed in any manner.

[Return to Front](#)